

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Perumal Residence

Project Number: 787585

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Vinodh and Malini Perumal** ("Developer"), a **husband and wife** [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is **vinodh@vetrimgt.com**, whose address is **8920 Eagle Rock Ave NE** (Street or PO Box) **8920 Eagle Rock Ave NE** (City, State), **87122** (Zip Code) and whose telephone number is **(505) 879-7168**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital**. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Lot 13 Block 2 Tract 3 Unit 3 NAA** recorded on **13th November of 2020**, as Document No. **2020115140** in the records of the Bernalillo County Clerk, State of New Mexico (the "**Developer's Property**"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] **Vinodh and Malini Perumal** ("**Owner**").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as **8920 Eagle Rock Ave Additional Right-of-Way** describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. **Improvements and Construction Deadline**. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("**Improvements**"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6 at no cost to the City. Although the Improvements are required, they are below the thresh hold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department Construction Services Division for work in the City Right-of-Way.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final

Doc# 2023030723

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AGRE R: \$25.00 Linda Stover, Bernalillo County



plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports, and related data as required for project close out and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the

Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Cashier's Check
Amount: \$23,906.43
Name of Financial Institution or Surety providing Guaranty:
N/A
Date City first able to call Guaranty (Construction Completion Deadline):
May 11, 2025
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: N/A
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the

Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the

specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER:

By [Signature]: [Handwritten Signature]
 Name [Print]: VINODH PERUMAL
 Title: OWNER
 Dated: 05/10/2023

AND

By [Signature]: [Handwritten Signature]
 Name [Print]: MALINI PERUMAL
 Title: OWNER
 Dated: 05/10/2023

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
 COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 10th day of May, 2023,
 by [name of person:] Vinodh and malani Perumal, [title or capacity, for instance,
 "President" or "Owner":] Owner of [Developer:]
Vinodh and malani Perumal



[Handwritten Signature]
 Notary Public
 My Commission Expires: 02/17/2027

CITY OF ALBUQUERQUE

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

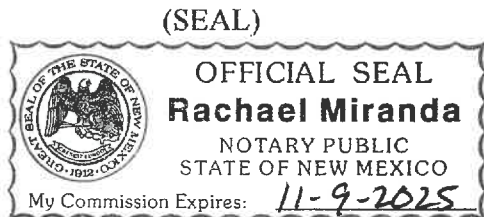
Agreement is effective as of (Date): 5/17/2023 | 12:51 PM MDT

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 17th day of May, 20 23, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Rachael Miranda
Notary Public



My Commission Expires: 11-9-2025

[EXHIBIT A ATTACHED]

Current DRC
Project Number:
DRB 2023-008238
C20-DO87

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-19)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

8920 Eagle Rock Avenue Additional Right-of-Way

PROPOSED NAME OF PLAT

Lot 13, Block 2, Tract 3, Unit 3, North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
		8"	curb & gutter	South side Eagle Rock	165 lf		/	/
		5"	asphalt pavement (2'-4' wide)	South side Eagle Rock	165 lf		/	/
				o sawcut existing asphalt			/	/
				o taper and slope to match			/	/
		5'	sidewalk (deferred)	South side Eagle Rock	165 lf		/	/
		5'	landscape buffer	South side Eagle Rock	165 lf		/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/
							/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Cnst Engineer
							/	/
							/	/

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 8" curb & gutter South side Eagle Rock 165 lf
- 5" asphalt pavement South side Eagle Rock 165 lf (2'-4' wide) 0 sawcut existing asphalt 0 taper and slope to match
- 5' sidewalk (deferred) South side Eagle Rock 165 lf
- 5' landscape buffer South side Eagle Rock 165 lf

AGENT / OWNER DEVELOPMENT FACILITATION TEAM APPROVALS

Mark Burak, PE

NAME (print)

Burak Consulting

Mark Burak 02/22/2023

SIGNATURE - date

Jay Baderbach

PLANNING - date

Ernest Amador

TRANSPORTATION DEVELOPMENT - date

Diego Garcia

UTILITY DEVELOPMENT - date

Shahab Binjan

CITY ENGINEER - date

William Biber

PARKS & RECREATION - date

AWAFCA - date

SM Park

CODE ENFORCEMENT - date

Regina Chan

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of ~~Albuquerque~~

CITY OF ALBUQUERQUE INVOICE

Reference Number: 2023137003-2
Date/Time: 05/17/2023 9:50:26 AM

Building Permits, Business Registrations,
Code Enforcement Permits and Planning Appl
ications

5400 SAN ANTONIO DR NE

2023137003-2-1

Permit Information

0958

Permit Number: SI-2023-00958

33727

Permit Description: DRS003: Planning: Desi
gn Review & Construction (Site Improvement
Plan)

ption

Amount

Name: VINODH PERUMAL - CU101733727

Financial Guaranty Funds

\$23,906.43

Amount: \$23,906.43

Total: \$23,906.43

Total due for this invoice: **\$23,906.43**

1 ITEM TOTAL: \$23,906.43

TOTAL: \$23,906.43

<http://posse.cabq.gov/posse/pub/lms/Default.aspx>

DUPLICATE RECEIPT 5/17/2023 9:52:27 AM*

12nd St. NW, Albuquerque, NM 87102

Check \$23,906.43

Bank Account #: **2556

Check Number: 0501004178

Bank Routing #: *****0248

Address:

Total Received: \$23,906.43



C E 2 0 2 3 1 3 7 0 0 3 - 2

Thank you for your payment.

BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

May 5, 2023

Type of Estimate: I.I.A. Procedure B -- Non Work Order with FG

Project Description: 8920 Eagle Rock Ave
Project ID #: 787585 Lot 13, Block 2, Tract 3, Unit 3, NAA

Requested By: Vinodh Perumal

Approved Estimate Amount: \$ 13,136.14

Contingency Amount: 20.00% \$ 2,627.23

Subtotal: \$ 15,763.37

PO Box 1293

NMGRT: 7.750% \$ 1,221.66

Subtotal: \$ 16,985.03

Albuquerque

Engineering Fee: 6.60% \$ 1,121.01

New Mexico 87103

Testing Fee: 6.00% \$ 1,019.10

Subtotal: \$ 19,125.14

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 23,906.43

APPROVAL:

DATE:

Notes: Plans not yet approved. This is a Non-work order IIA.

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1436567

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	11
	Document #	2023030723
	# Of Entries	0
Total		\$25.00
Tender (Check)		\$25.00
Check# 165		
Paid By vinodh n prumal		
Phone # 505-879-7168		

Thank You!

5/17/23 3:17 PM vgarza